



**LEESBURG BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 17 DECEMBER 2012  
AGENDA ITEM 7a**

---

**BAR Case No. TLHP-2012-0128** Courthouse Square: Siding material approval for addition to Loudoun Times Mirror Building Commercial Mixed-use Building on Loudoun Times Mirror property. Follow-up to approvals on September 5, 2012.

Reviewer: Kim K. Del Rance, LEED AP  
Address: **9 E Market Street**  
Zoning: B-1, H-1 Overlay District  
Applicant/Owner: Leesburg Value Fund I, LLC

**Description of Proposal:**

Leesburg Value Fund I, LLC (Owner) requests construction of a new 113,650 square foot mixed office use, retail and restaurant building with associated parking structure. Part of the proposed square –foot area will include an addition on to the Loudoun Times Mirror building at 9 E Market St.

**Site Description:**

The site is comprised of four separate lots (PIN 231-38-6044, 231-38-6661, 231-38-5350, and 231-38-5459) measuring a combined total of approximately 1.7 acres. A portion of the property (9 Market Street, PIN 231-38-5459) contains the Loudoun Times Mirror building; an approximate 5,500 square foot building with an 18,296 square foot cinder block addition on the rear built in 1975. This portion of the site faces north and contains frontage on E. Market Street.

**Context:**

The subject property is situated on an original block of the Nicolas Minor subdivision established in 1759. Throughout the history of Leesburg, this block has been one of the primary commercial blocks in Leesburg. The existing architecture on the King Street, Market Street and Loudoun Street frontages reflect the architectural history of Leesburg from the ca 1758 McCabe Tavern/Paterson House and remodeled in 1920 – 1925 Loudoun National Bank Building at the corner of King and Market to the 1923 US Post Office at 15 Market Street and the 1916 Loudoun Times Mirror Building at 9 Market Street.

The Loudoun Times Mirror building is a contributing resource in the Old & Historic District. Built in 1916 as an automobile showroom it has withstood various use changes without altering the architectural integrity in its nearly 100 year history in its prominent location directly opposite from the courthouse complex on one of the most significant blocks in Leesburg's downtown.

**Site Development/Zoning Issues:** TLSE-2011-0002 was granted conditional approval on March 27, 2012 by Resolution 2012-0041. BAR Certificate of Appropriateness approval on September 5, 2012 with the condition that a siding material for the Loudoun Times Mirror Building is brought back for review by the Board of Architectural review.

**Loudoun Times Mirror Building (LTM):**

**APPLICATION OF THE GUIDELINES:**

**Chapter VII p.81:**

“The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers.”

“What may be appropriate in some areas may not be appropriate in others. Some parts of the historic district retain a high degree of their original historic character. In these areas, the new design must not visually overpower its historic neighboring buildings.”

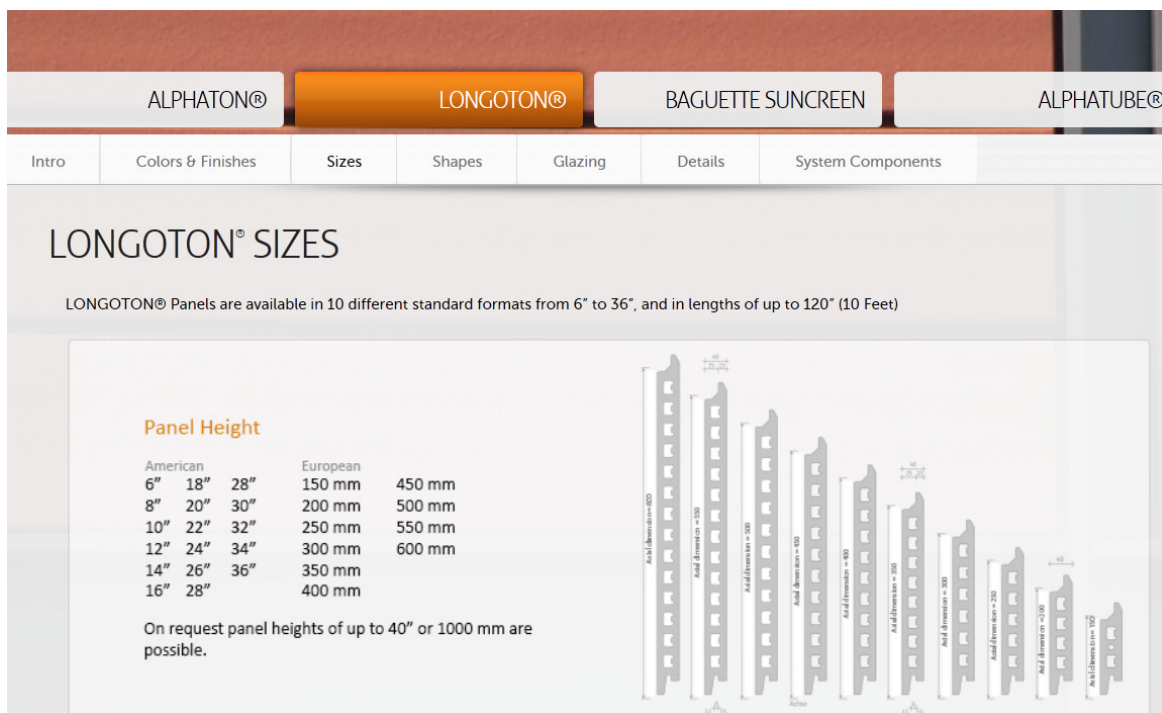
“In the case of an addition to an existing building, the new work should be differentiated from the old but compatible with the massing, size, scale, and architectural features to protect the historic character of the property.”

**P. Materials, Texture and Color p.109**

*If a new construction application includes the use of alternative materials not addressed in this section, the BAR will evaluate the appropriateness of any new **materials based on the ability of those materials to convey a traditional appearance or character.***

*The BAR will evaluate new materials considering the following factors: dimensions, texture, and ability to convey traditional construction techniques.*

The siding material now being submitted is made of terracotta, a substantial and historic material whose color will not compete with or dominate the existing brick on the LTM building. The last and an important issue is the scale of the finished siding. Below is a chart pulled from the Shildan manufacturer’s website showing the siding, which is a rainscreen – attached to the wall with its own structure, is available in a wide variety of sizes ranging from 6 inches high panels with the similar banding effect of the wood siding prevalent in Leesburg as well as on the building next to the LTM building, to 36 inch high panels, whose scale would not be compatible with the LTM or other traditional material scales in the downtown area, with the possible exception of the Sona Bank building, but that building has no brick or smaller scale material like that of the LTM building.





**Regents Hall at Georgetown University, Washington, DC – staff site visit December 4, 2012**





**Above and below: Detail close ups of Regents Hall at Georgetown University in Washington DC  
The panels appear to be the grooved finish shown on Shildan's web site.**

**The grooves add texture, not unlike brick or stone, which reduces the reflectivity of the material, which is appropriate.**



#### **STAFF ASSESSMENT**

From the final report on TLHP-2012-0040 (for the addition to the LTM building):

*The addition to the Loudoun Times Mirror building has been pulled back so that its visibility is subordinate to the existing historic building, but additional care must be taken to ensure the addition is subordinate in mass, size, scale and architectural features. The siding on the third floor of the addition is subordinate in its light grey color, scale and features. The dormers are appropriately scaled, detailed and roofed to be compatible with the historic district. The ventilation louvers have been successfully integrated into the design as well.*

**Ch.1A.** *“The Old and Historic District (OHD), listed on both the Virginia Landmarks Register and National Register of Historic Places, was originally focused on the 1758 Nicolas Minor Plan and the 1878 Gray’s New Map of Leesburg.”*

**Ch 1.B.** *“The purpose of the Old and Historic District (OHD) Design Guidelines is to ensure that the historic architectural character of individual buildings—and the historic district as a whole—is retained as change occurs over time. The guidelines are not intended to prevent development, but rather to guide it so that any changes, including rehabilitation of existing structures and the construction of new buildings, respect the traditional character of the OHD.”*

The renderings submitted by the applicant show a similar scale to that in Lees burg, however, from the site visit on December 4, 2012, staff still has the concern that the vertical reveals may interrupt the horizontality of the siding to an extent where it becomes too busy or distracting, overwhelming the building. The applicant will be bringing full size samples of the siding for the Board and staff to see what the actual scale and reveals will look like.

Based on the information seen so far, staff finds this new siding to be promising, but will reserve recommendation until the meeting when the final decision can be made on the actual samples in person.

#### **STAFF RECOMMENDATION**

##### **Based on the findings that:**

- The proposed Shildan terracotta siding is made of a substantial and historic material
- The scale of the 6 inch up to 10 inch high panels may be appropriate *if* the vertical reveals do not overwhelm the building
- The planned inset windows may be appropriate for a substantial material like terracotta even though it is not technically masonry.

**Staff recommends approval of TLHP-2012-0128** subject to the drawings and materials submitted by Bob White of Leesburg Value Fund I, c/o Landmark Commercial R.E. as part of this application material set dated August 24, 2012 with the following conditions.

- The siding on the second floor of the addition to the Loudoun Times Mirror is approved to be the proposed color but in the original submission of James Hardie fiber cement board siding in smooth finish with no grain.

#### **DRAFT MOTION**

(Based on the BAR’s discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

I move that TLHP-2012-0128 be approved subject to the application submitted by Bob White on November 19, 2012 and subject to the findings and conditions of approval as stated in the December 17, 2012 Staff Report (or as amended by the BAR on December 17, 2012).